

004.A

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

754,700 / 754,700

USE VALUE:

754,700 / 754,700

ASSESSED:

754,700 / 754,700



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 85 |        | VARNUM ST, ARLINGTON  |

| OWNERSHIP                      | Unit #: | 2 |
|--------------------------------|---------|---|
| Owner 1: FERSENHEIM BENJAMIN J |         |   |
| Owner 2: FERSENHEIM TANIA AH   |         |   |
| Owner 3:                       |         |   |

|                                  |  |
|----------------------------------|--|
| Street 1: 85-87 VARNUM ST UNIT 2 |  |
| Street 2:                        |  |

|                     |        |
|---------------------|--------|
| Twn/City: ARLINGTON |        |
| St/Prov: MA         | Cntry: |
| Postal: 02474       | Type:  |

| PREVIOUS OWNER                   |
|----------------------------------|
| Owner 1: BARTLET STEPHEN & -     |
| Owner 2: HINTON CLARENCE -       |
| Street 1: 85-87 VARNUM ST UNIT 2 |
| Twn/City: ARLINGTON              |
| St/Prov: MA                      |
| Postal: 02474                    |

| NARRATIVE DESCRIPTION   |
|---|
| This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1871 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R2   | TWO FAMIL   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 1    | Level       |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

| LAND SECTION (First 7 lines only) |             |          |             |                    |           |           |
|-----------------------------------|-------------|----------|-------------|--------------------|-----------|-----------|
| Use Code                          | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type |
| 102                               | Condo       |          | 0           | Sq. Ft.            | Site      | 0         |

| IN PROCESS APPRAISAL SUMMARY |           |                |            |            |             |  | Legal Description |  |  | User Acct |
|------------------------------|-----------|----------------|------------|------------|-------------|--|-------------------|--|--|-----------|
| Use Code                     | Land Size | Building Value | Yard Items | Land Value | Total Value |  |                   |  |  | 260837    |
| 102                          | 0.000     | 751,400        | 3,300      |            | 754,700     |  |                   |  |  | GIS Ref   |
|                              |           |                |            |            |             |  |                   |  |  | GIS Ref   |
|                              |           |                |            |            |             |  |                   |  |  | Insp Date |
|                              |           |                |            |            |             |  |                   |  |  | 05/10/18  |
|                              |           |                |            |            |             |  |                   |  |  | 05/10/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            | Parcel ID   | 004.A-0004-0002.0 |               |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-------------------|---------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value     | Notes         |
| 2020                | 102 | FV  | 740,200    | 3300      | .         | .          | 743,500     | 743,500           | Year End Roll |
| 2019                | 102 | FV  | 657,600    | 3300      | .         | .          | 660,900     | 660,900           | Year End Roll |
| 2018                | 102 | FV  | 582,100    | 3300      | .         | .          | 585,400     | 585,400           | Year End Roll |
| 2017                | 102 | FV  | 531,000    | 3300      | .         | .          | 534,300     | 534,300           | Year End Roll |
| 2016                | 102 | FV  | 531,000    | 3300      | .         | .          | 534,300     | 534,300           | Year End      |
| 2015                | 102 | FV  | 483,100    | 3300      | .         | .          | 486,400     | 486,400           | Year End Roll |
| 2014                | 102 | FV  | 461,200    | 3300      | .         | .          | 464,500     | 464,500           | Year End Roll |
| 2013                | 102 | FV  | 461,200    | 3300      | .         | .          | 464,500     | 464,500           | 12/13/2012    |

| SALES INFORMATION |           |      |            |           |            |    | TAX DISTRICT |       |       | PAT ACCT. |  |  |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor           | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst          | Verif | Notes |           |  |  |
| BARTLET STEPHEN   | 47847-200 |      | 7/21/2006  |           | 499,900    | No | No           |       |       |           |  |  |
| COLLYER ANNE S    | 44203-511 |      | 11/30/2004 |           | 453,000    | No | No           |       |       |           |  |  |

| BUILDING PERMITS |        |         |        |     |            |          | ACTIVITY INFORMATION |         |           |              |     |             |
|------------------|--------|---------|--------|-----|------------|----------|----------------------|---------|-----------|--------------|-----|-------------|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip           | Comment | Date      | Result       | By  | Name        |
| 5/10/2018        |        |         |        |     |            |          |                      |         | 5/10/2018 | Measured     | DGM | D Mann      |
| 5/12/2005        |        |         |        |     |            |          |                      |         | 5/12/2005 | External Ins | BR  | B Rossignol |
|                  |        |         |        |     |            |          |                      |         |           |              |     |             |

| Sign: | VERIFICATION OF VISIT NOT DATA |   |   |
|-------|--------------------------------|---|---|
|       | /                              | / | / |

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | %  | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|----|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      | 0         | 0.        | 0.00       | 7661       |     |       |             |           |        |   |        |   |        |   |                 | G6        | 1. |           |        |      |           |       |

| EXTERIOR INFORMATION                    |                   |           | BATH FEATURES             |                     |          | COMMENTS     |                                 |            | SKETCH     |       |      |               |            |            |              |
|---|-------------------|-----------|---------------------------|---------------------|----------|--------------|---------------------------------|------------|------------|-------|------|---------------|------------|------------|--------------|
| Type: 99 - Condo Conv                   |                   |           | Full Bath: 2              | Rating: Very Good   |          |              |                                 |            |            |       |      |               |            |            |              |
| Sty Ht: 1H - 1 & 1/2 Sty                |                   |           | A Bath:                   | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| (Liv) Units: 1                          | Total: 1          |           | 3/4 Bath:                 | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| Foundation: 2 - Conc. Block             |                   |           | A 3QBth:                  | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| Frame: 1 - Wood                         |                   |           | 1/2 Bath:                 | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| Prime Wall: 1 - Wood Shingle            |                   |           | A HBth:                   | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| Sec Wall:                               | %                 |           | OthrFix:                  | Rating:             |          |              |                                 |            |            |       |      |               |            |            |              |
| Roof Struct: 1 - Gable                  |                   |           | RESIDENTIAL GRID          |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Roof Cover: 1 - Asphalt Shgl            |                   |           | Kits: 1                   | Rating: Very Good   |          | 1st Res Grid | Desc: Line 1                    | # Units: 1 |            |       |      |               |            |            |              |
| Color:                                  |                   |           | A Kits:                   | Rating:             |          | Level        | FY LR DR D K FR RR BR FB HB L O |            |            |       |      |               |            |            |              |
| View / Desir:                           |                   |           | Frpl:                     | Rating:             |          | Other        |                                 |            |            |       |      |               |            |            |              |
| GENERAL INFORMATION                     |                   |           | WSFlue:                   | Rating:             |          | Upper        |                                 |            |            |       |      |               |            |            |              |
| Grade: C - Average                      |                   |           | CONDO INFORMATION         |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Year Blt: 1925                          | Eff Yr Blt:       |           | Location:                 |                     |          | Totals       | RMs: 8                          | BRs: 3     | Baths: 2   | HB    |      |               |            |            |              |
| Alt LUC:                                | Alt %:            |           | Total Units:              |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Jurisdct: G6                            | Fact: .           |           | Floor: M - Multi-Level    |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Const Mod:                              |                   |           | % Own: 63.000000000       |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Lump Sum Adj:                           |                   |           | Name:                     |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| INTERIOR INFORMATION                    |                   |           | DEPRECIATION              |                     |          |              |                                 |            | REMODELING |       |      | RES BREAKDOWN |            |            |              |
| Avg Ht/FL: STD                          |                   |           | Phys Cond: VG - Very Good | 4.6 %               |          | Exterior:    |                                 | No Unit    | RMS        | BRS   | FL   |               |            |            |              |
| Prim Int Wall: 2 - Plaster              |                   |           | Functional:               |                     |          | Interior:    |                                 | 1          | 8          | 3     |      |               |            |            |              |
| Sec Int Wall:                           | %                 |           | Economic:                 |                     |          | Additions:   |                                 |            |            |       |      |               |            |            |              |
| Partition: T - Typical                  |                   |           | Special:                  |                     |          | Kitchen:     |                                 |            |            |       |      |               |            |            |              |
| Prim Floors: 3 - Hardwood               |                   |           | Override:                 |                     |          | Baths:       |                                 |            |            |       |      |               |            |            |              |
| Sec Floors: 4 - Carpet                  | 25 %              |           | Total:                    | 4.6 %               |          | Plumbing:    |                                 |            |            |       |      |               |            |            |              |
| Bsmnt Flr: 12 - Concrete                |                   |           | CALC SUMMARY              |                     |          |              |                                 |            | Electric:  |       |      |               |            |            |              |
| Subfloor:                               |                   |           | Basic \$ / SQ: 295.00     |                     |          | Heating:     |                                 |            |            |       |      |               |            |            |              |
| Bsmnt Gar:                              |                   |           | Size Adj.: 1.21119714     |                     |          | General:     |                                 |            |            |       |      |               |            |            |              |
| Electric: 3 - Typical                   |                   |           | Const Adj.: 0.98745072    |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Insulation: 2 - Typical                 |                   |           | Adj \$ / SQ: 352.819      |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Int vs Ext: S                           |                   |           | Other Features: 90000     |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Heat Fuel: 1 - Oil                      |                   |           | Grade Factor: 1.00        |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Heat Type: 1 - Forced H/Air             |                   |           | NBHD Inf: 1.04999995      |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| # Heat Sys: 1                           |                   |           | NBHD Mod:                 |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| % Heated: 100                           | % AC:             |           | LUC Factor: 1.00          |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Solar HW: NO                            | Central Vac: NO   |           | Adj Total: 787631         |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| % Com Wall                              | % Sprinkled:      |           | Depreciation: 36231       |                     |          |              |                                 |            |            |       |      |               |            |            |              |
|   |                   |           | Deprecated Total: 751400  |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| MOBILE HOME                             |                   |           | WtAv\$/SQ:                | AvRate:             | Ind.Val  |              |                                 |            |            |       |      |               |            |            |              |
| SPEC FEATURES/YARD ITEMS                |                   |           | Juris. Factor: 1.00       | Before Depr: 370.46 |          |              |                                 |            |            |       |      |               |            |            |              |
| Code                                    | Description       | A Y/S Qty | Size/Dim                  | Qual                | Con      | Year         | Unit Price                      | D/S        | Dep        | LUC   | Fact | NB Fa         | Appr Value | JCod JFact | Juris. Value |
| 3                                       | Garage            | D Y       | 1 10X20                   | A                   | AV       | 1925         | 27.50                           | T          | 40         | 102   |      |               | 3,300      |            | 3,300        |
| More: N                                 | Total Yard Items: | 3,300     | Total Special Features:   |                     |          |              | Total:                          |            |            |       |      |               | 3,300      |            |              |
| PARCEL ID 004.A-0004-0002.0             |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| SUB AREA                                |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| SUB AREA DETAIL                         |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Code                                    | Description       | Area - SQ | Rate - AV                 | Undepr Value        | Sub Area | % Usbl       | Descrip                         | % Type     | Qu         | # Ten |      |               |            |            |              |
| GLA                                     | Gross Liv Ar      | 1,871     | 352.820                   | 660,125             |          |              |                                 |            |            |       |      |               |            |            |              |
| Net Sketched Area: 1,871 Total: 660,125 |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| Size Ad                                 | 1871              | Gross Are | 1871                      | FinArea             | 1871     |              |                                 |            |            |       |      |               |            |            |              |
| IMAGE                                   |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
| AssessPro Patriot Properties, Inc       |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |
|   |                   |           |                           |                     |          |              |                                 |            |            |       |      |               |            |            |              |